

## LAIRD & DINES BUILDING

501 SOUTH MILL AVENUE

Completed in 1994, this historic rehabilitation provides 25,000 square feet of commercial and restaurant space on a 0.2 acre site. The historic 2-story structure, including its full basement, was restored to its original Victorian-style appearance, complete with veranda and corner turret. An architecturally compatible 3-story addition was incorporated to the east on parcels that were added to the project to allow the developer to realize an overall profit, while funding the rehabilitation of the historic structure. The rehabilitation reversed a 1929 renovation, executed in the Spanish Colonial Revival style, as well as "safety improvements" perpetrated by ADOT when Mill Avenue was designated a state highway in 1959 and the west veranda was removed and replaced with metal mesh screens.

Built in 1893 for Dr. S.C. Heineman and R. Gill, by 1901 the building was known by the name of its then-current owner, (William) Richardson. It was at this time that Dr. J.A. Dines and Hugh Laird established their drug store in the building. Over the next 63 years the drugstore not only provided the citizens of Tempe with prescription drugs, remedies and necessities, but also served as the community's unofficial town hall, political campaign headquarters and boardroom. In addition to their many business and civic activities, Dines and Laird each served terms as Mayor of Tempe and various terms on the Town Council.

The project received the prestigious "Don Hull Award for Environmental Excellence," in the 1996 Tempe Beautification Awards.





"The Laird & Dines project was one of the most difficult and complicated to complete, but also one of the most rewarding."

**Dave Fackler**  
City of Tempe

**public role:** City acquisition of historic structure through use of federal CDBG funds, combined with private relocation of tenants and businesses, provided a site adequate for construction and rehabilitation. The City funded the rehabilitation feasibility study and provides parking though a long-term lease.

**developer:** original: Dr. S.C. Heineman and R. Gill  
rehabilitation: MCW/Laird and Dines Joint Venture

**architect:** rehabilitation: Roberts/Jones Associates, Inc.

**other design team:** rehab feasibility study: James Abell & Associates, Tempe  
structural engineer: Gervasio & Associates

**builder:** original: L.A. Amirault  
rehabilitation: Johnson-Carlier, Tempe

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